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EVERY HOUSE CHANGES - IDEAS FOR RESIDENTIAL NEIGHBORHOODS SUMMARY

ARIZONA STATE UNIVERSITY, CAED AND THE CITY OF SCOTTSDALE
Catherine Spellman, ASU
Connie Padian and Monique de los Rios for the City of Scottsdale

CREDITS

This project was made possible by the City of Scottsdale and College of Architecture and Environmental Design, ASU. The project was initiated by Connie Padian, and administered by Monique de los Rios, City of Scottsdale. Catherine Spellman, Associate Professor, ASU, developed and guided the design work.

The following students and recent graduates of the CAED, ASU have contributed to this project:

Ankur Jain
Lea Faber
Brie Smith
Caroline Arpa
Colin Billings
Rob Brolin
Luis Cruz
Michael Groves
Stefan Kasprzik
Kristy Louie
Mary McCormick
Matthew Muller
Maria Pensiero
Devan Porter
Matthew Salinger
Brian Schroeder
Chad Schwartz
Jonathon Spinner
Rob Viergutz

COMMENT

The design work shown in this project is intended to suggest ideas about home renovation, expansion, and other forms of **change** to the single family Ranch Style house.

Ten house projects are considered in the study, they represent the variety of house types built in the study area between 1950 and 1970.

Each house is presented with an idea or theme, that guides the design development for that particular house. The themes are intended to offer a focused “way of thinking” about change to this house type. For example, the **roof house** theme suggests that change to a house might start with a re-thinking of the space between the ceiling and the roof—creating a relationship between this space and the rest of the house/property. The ten themes overlap, interchange, and influence each other; with a close look one will notice that most of the houses are developed with

several themes in mind.

Though most of the house projects are presented in an advanced phase of change, they are all considered as a series of smaller changes that can build upon each other; the **change** and **cash house** projects best illustrate the additive process that we considered with each of the ten projects.

The section of the study called **parts and pieces** separates many of the smaller changes that occur in the ten projects.

NOTE TO OUR READERS

The material included in this book is intended to be used as a reference in developing home remodeling ideas and plans. Although most of the architectural components suggested are adaptable to various existing home plans, every condition is unique, and careful consideration should be given to their application. As we embark in the home renovation or remodeling process and explore the ideas presented in this book, we need to keep in mind that each home style, function and structural condition should be the context for the development of all architectural plans and construction details. This source book is not intended to replace any part of the process to obtain a building permit when required by the City of Scottsdale.

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PARTS AND PIECES

MATERIAL FILE

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EVERY HOUSE CHANGES - PROJECT STATEMENT

This research considers the existing housing stock in the area between Indian Bend Wash and McDowell Road in the City of Scottsdale, in order to develop design ideas for neighborhood improvement, renovations, in-fill construction, and landscaping. The study is a result of observation, research, and design exploration. It is conducted by faculty, recent graduates, and students of the School of Architecture at Arizona State University, with the support of the City of Scottsdale. The study is intended to assist home-owners and neighborhood associations with the renovation process by providing them with:

ONE

An understanding of the existing neighborhood/home qualities and characteristics that should be maintained and enhanced.

TWO

An understanding of what constitutes a 'good architecture'.

- a. Considers what is beneficial to the community while fulfilling personal needs and desires.
- b. Understands the qualities of the existing situation and works to enhance it.

The existing situation includes the climate, building patterns, history, tradition, and culture of the place. To enhance it does not necessarily mean to repeat, duplicate or otherwise mimic the situation, but rather to be aware and responsive towards it.

- c. Is based on ideas. Form is arrived at through the translation of ideas into material.
- d. Considers how people use space and is innovative about the use of space.
- e. Uses material as an expression of an idea, as well as its physical quality, structural capability, and cultural heritage.

THREE

Design ideas and options for both neighborhood and home improvements.

The study is written to address both the

community and the home-owner.

Scottsdale's tract homes of the 50s, 60s, and 70s were built to address the lifestyle of young suburban single income families with one or two children. Today these same homes must accommodate a much wider variety of lifestyles. Today the average American household moves every few years. This trend undermines a sense of community that is established through collective memory and shared experience. This study considers how these homes may be renovated to better serve current lifestyles and how neighborhood improvements might be made to provide for a

stronger sense of community and place.

Our design recommendations will be based on a few essential assumptions:

Places change with time.

The physical evidence of time and change is essential to the development and well-being of the community, not only because it reminds us of what came before but it directs us in managing future change. Our recommendations will engage traces of time and change.

Each place embodies very specific qualities

of light, climate, and topography that are perceived through the five senses. Perception of these qualities is what enables us to familiarize ourselves with a place. Our recommendations will highlight the particular qualities of this place by considering the possibilities of

sensual perception.

The house and yard together provide the place for the

repetitive acts and events of everyday life.



BRIEF HISTORY OF SCOTTSDALE AND THE RANCH HOUSE

Founded by Major Winfield Scott in the late 1800s, Scottsdale started as a 160-acre **homestead community**. It soon grew into a small, but thriving **agricultural area**, with crops of citrus and cotton. As a ploy to bring outsiders to the area, Scott advertised his homestead as a “health center,” thus opening the market for an influx of vacation centers and winter resorts. As well, interests in “art and hospitality” seeded future economic growth.

The farming community of Scottsdale was first adapted to meet wartime efforts in World War I. Cotton was processed downtown to more efficiently meet wartime needs. The new technologies and demands of World War II brought new challenges and opportunities to the city. By the end of the War, the city’s economy was comprised of three groups, **agriculture, skilled workers, and tourists**. By the mid 60s developers were constructing an average of 540 homes a year and the demographic shifted from a mostly older agricultural community one dominated by younger families supported by the technology industry.

Other changes to Scottsdale resulted from national and more **general shifts in lifestyle**. For example, the popularization of television piped alluring images into thousands of living rooms. The suburban home filled with reusable goods, labor saving devices, and American patriotism. New suburban neighborhoods displayed and encouraged a sense of unity and sameness. As well, it is important to note the significance of the car to this housing development. Suburban cities such as Scottsdale were no longer pedestrian oriented, and the car transitioned from a household luxury into a necessity.

The ranch style houses of the 40s, 50s, 60s, and 70s were identified in popular literature with the **new idea of the family**. The basic feature of the ranch house—its simple, informal, one story structure, its low-pitched eaves, its large expanse of glass—were all associated with the easy-going life-style that was identified with the Southwest and the West Coast. The architecture of these houses intended to be a response to the way people wanted to live. They were to be relaxed, comfortable, and casual. Often designed with generous patios, the ranch house was to complement the informal family that appreciated living out of doors.

Thought of as an approach to **living with nature**, the ranch house retained a low silhouette that blended more gently with the landscape. The gentle sloping and overhanging roof shelter the house from the rain and sun without interfering with views or filtered light. The plate glass windows with thin steel frames and the sliding glass doors allowed the house to become a part of the changing seasons and daily light. The interior walls of the house literally changed color with the changes in light, making nature a part of the interior decoration. The extension of the interior to the exterior through the use of patios and courtyards made the small interior space seem larger, this **connection of interior to exterior** space is further emphasized by maintaining the ground level throughout the house.

Another feature common to most ranch style houses was the separation of the interior into three **distinct zones**: the housework center, the area of living activities, and the private area. Most builders insisted on a utility core at the center of the house for reasons of efficiency and convenience. The ranch house departed from earlier concerns about hygienic service area that needed to be separated for the living spaces and placed the kitchen in the center of the house in full view of living spaces. By opening the kitchen one could prepare meals while watching children and participating in social activities of the family. In place of the nineteenth-century view of specialized spaces for each family member, a more interactive family had emerged. With this shift the ranch house expresses convenience over style, comfort rather than some formal notion of beauty (Clark, 216).



R1-5 .SINGLE FAMILY RESIDENTIAL DISTRICT	R7 . SINGLE FAMILY RESIDENTIAL DISTRICT	R10 . SINGLE FAMILY RESIDENTIAL DISTRICT
<p>lot area 4,700 ft2 min. lot width 45' min. corner lot 55' min. lot depth 85' min.</p> <p>height restriction 30' max. front yard 15' min. double frontage 15' min. collector, arterial, expressway, freeway 25' min. intersection frontage narrowest is 10' min. side yard 0' or 5' or more aggregate side yard 10' rear yard 15' - abuts R1-thru R-5</p> <p>garage/ carport setbacks 25' - abuts other R1 district 0 - 29 degrees 20' min. 30 - 44 deg... 17' min. 45 - 59 deg... 14' min. 60+ deg... 10' min.</p> <p>side/rear walls conform to standard of main building distance between building/addition 8' min distance between adjacent buildings 10' min.</p> <p>wall/fence/hedge ht... (side + rear) 8' max. wall/fence/hedge ht... (front) 3' max. 6' max. if: encloses 33% max. of yard 3' min. setback</p> <p>corner property no side yard restriction intersection side same as front front patio/porch.....10' min. setback 20% max.coverage in setbacks 50% min. roof open to sky structure integrated w/ existing building</p> <p>1 single family per lot 1 dedicated vehicular access per lot second is possible with approval</p>	<p>lot area 7,000 ft2 min. lot width 70' min. ht... restriction 30' max. front yard 20' min. double frontage 20' min. intersection frontage 20' min. other 5' min. side yard 14' min. combined 5' min. per side rear yard 25' min. 22' min. dedication of 8' to alley</p> <p>additional buildings.....15' min. setback 12' min.—8' to alley 30% max of rear yard</p> <p>distance between building/addition.....10' min distance between adjacent buildings....14' min. wall/fence/hedge height (side + rear)...8' max. wall/fence/hedge height (front)..... 3' max. 6' max. if: encloses 40% max. of yard 3' min. setback from property line</p> <p>corner property no side yard restriction intersection property side and front same front patio/porch.....10' min. setback 20% max.coverage in setbacks 50% min.roof open to sky structure integrated w/ existing building</p> <p>carport.....access parallel to street 10' min. setback 20% max. coverage in setbacks 25% min. of front side open structurally integrated w/existing building</p> <p>1 single family per lot 1 dedicated vehicular access per lot</p>	<p>lot area 10,000 ft2 min. lot width 80' min. ht... restriction 30' max.</p> <p>front yard 30' min. double frontage 30' min. intersection frontage main is 30' min. other is 15' min.</p> <p>side yard 7' min. per side rear yard 25' min. additional buildings 15' min. setback 30% max of rear yard</p> <p>distance between building/addition.....10' min distance between adjacent buildings....14' min. wall/fence/hedge height (side + rear...8' max. wall/fence/hedge height (front).....3' max. corner property no side yard restriction intersection property.....side same as front</p> <p>1 single family per lot 1 dedicated vehicular access per lot second is possible with approval</p>



painted and exposed block wall



painted and exposed block wall



painted steel frame windows



painted steel frame windows



built-up, pitched, hipped, or mansard roofs



built-up, pitched, hipped, or mansard roofs



landscaped frontyards: xeriscaping and grass and imported plants



fenced backyards usually with grass



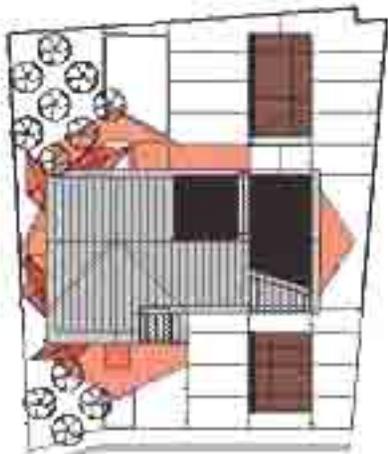
fenced backyards usually with grass



typical front porch



typical front porch

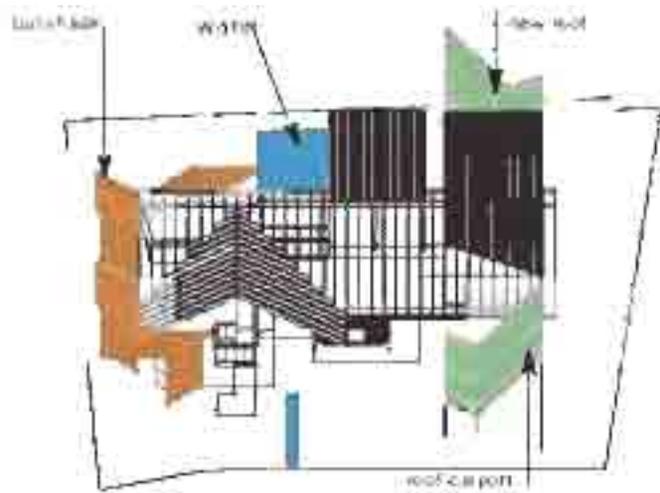


two existing house plans

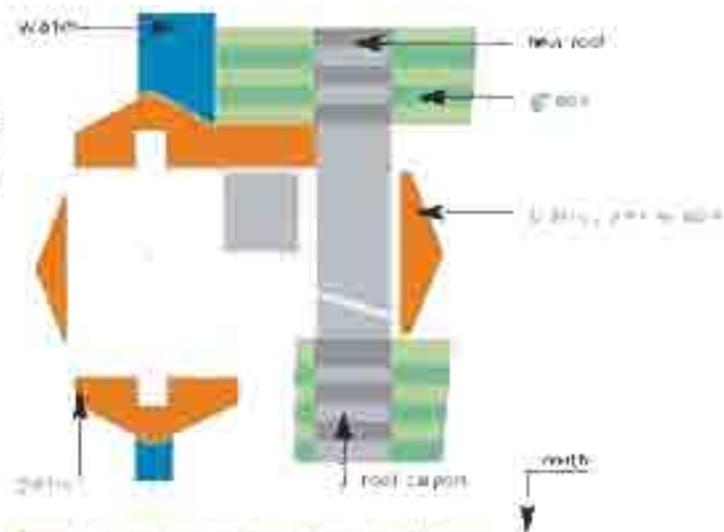


3D diagram showing existing house in grey, and additions in red

The house takes advantage of the space under the roof. In many houses of this type, this space is sufficient for expansion upwards. The wood framed roof structure can be easily adjusted to let in light and air, and provide a higher view of the surrounding neighborhood. Here the slope of the existing roof is altered to make space for a studio, upper and lower patio, balcony, and X balcony. The new roof folds in two directions responding to the different directions and intensity of light. As well, the folding allows the roof to open and close, bringing in air keeping out the heat of the sun.



Floor diagram of proposed roof house (showing roof change)



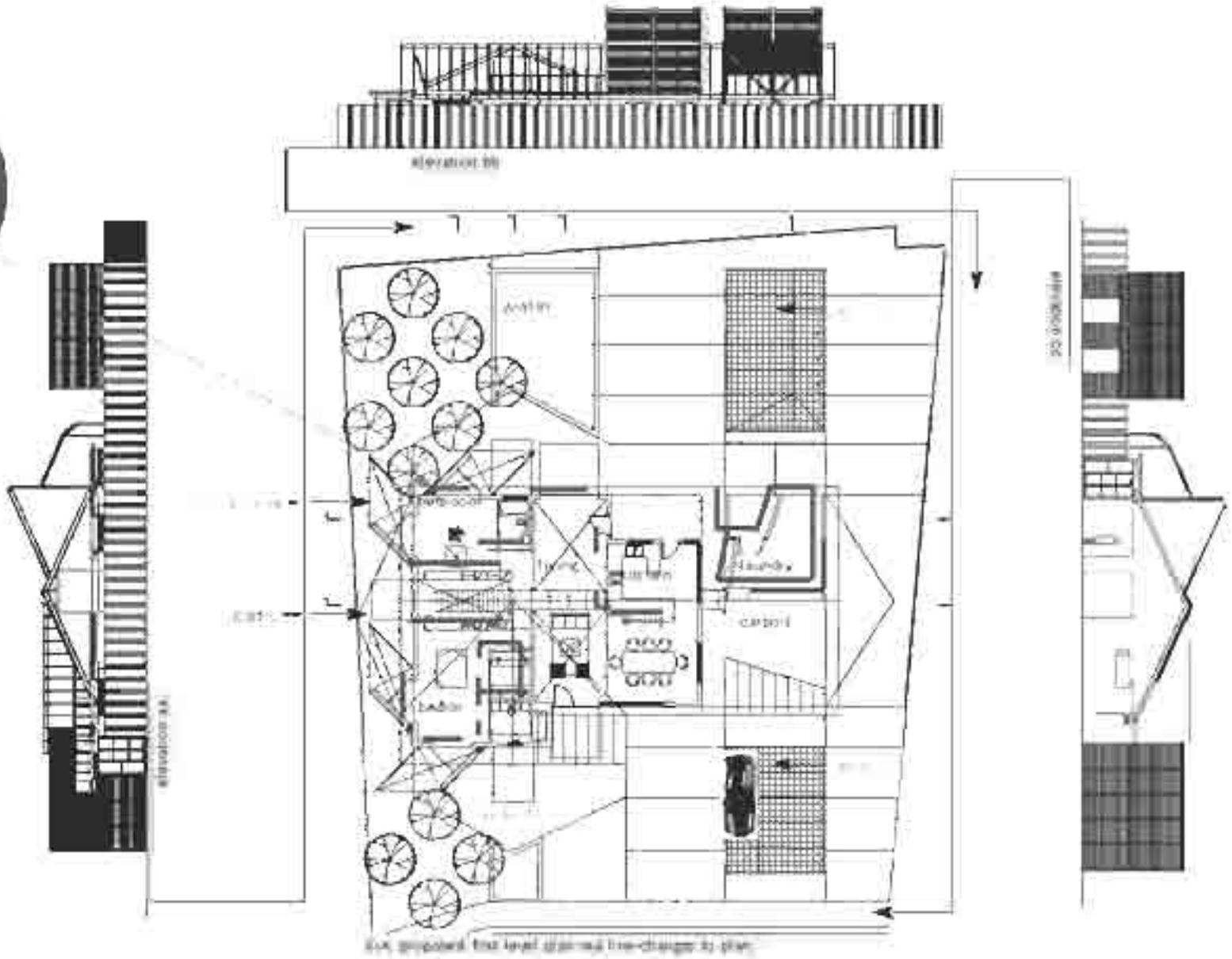
Floor diagram of proposed roof house and landscape

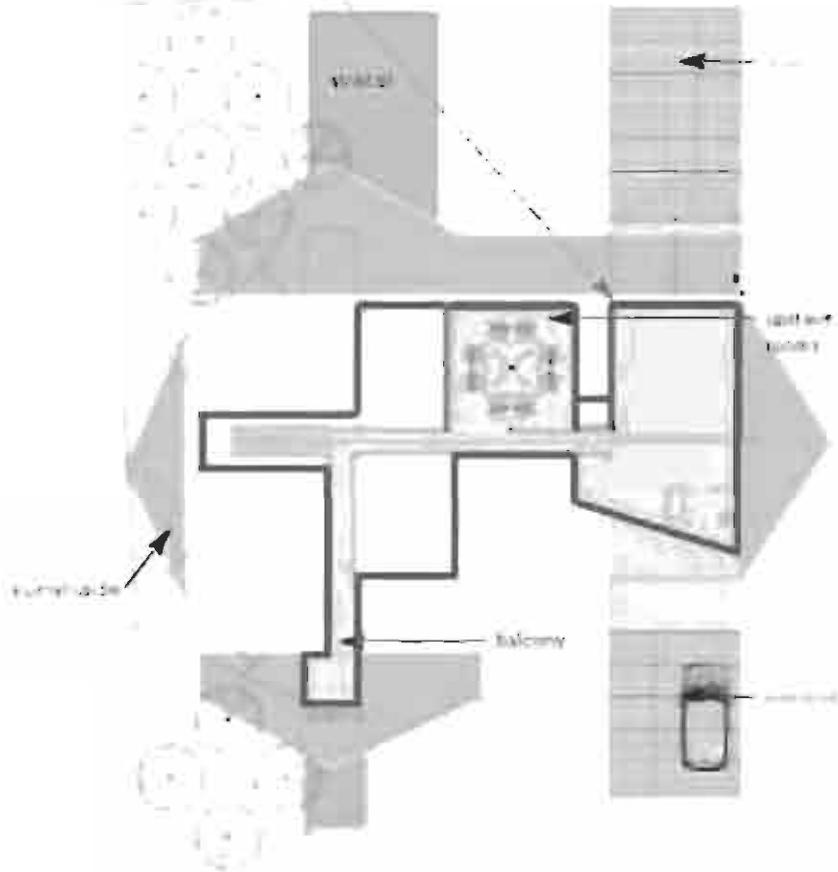


Photograph of model looking down at roof

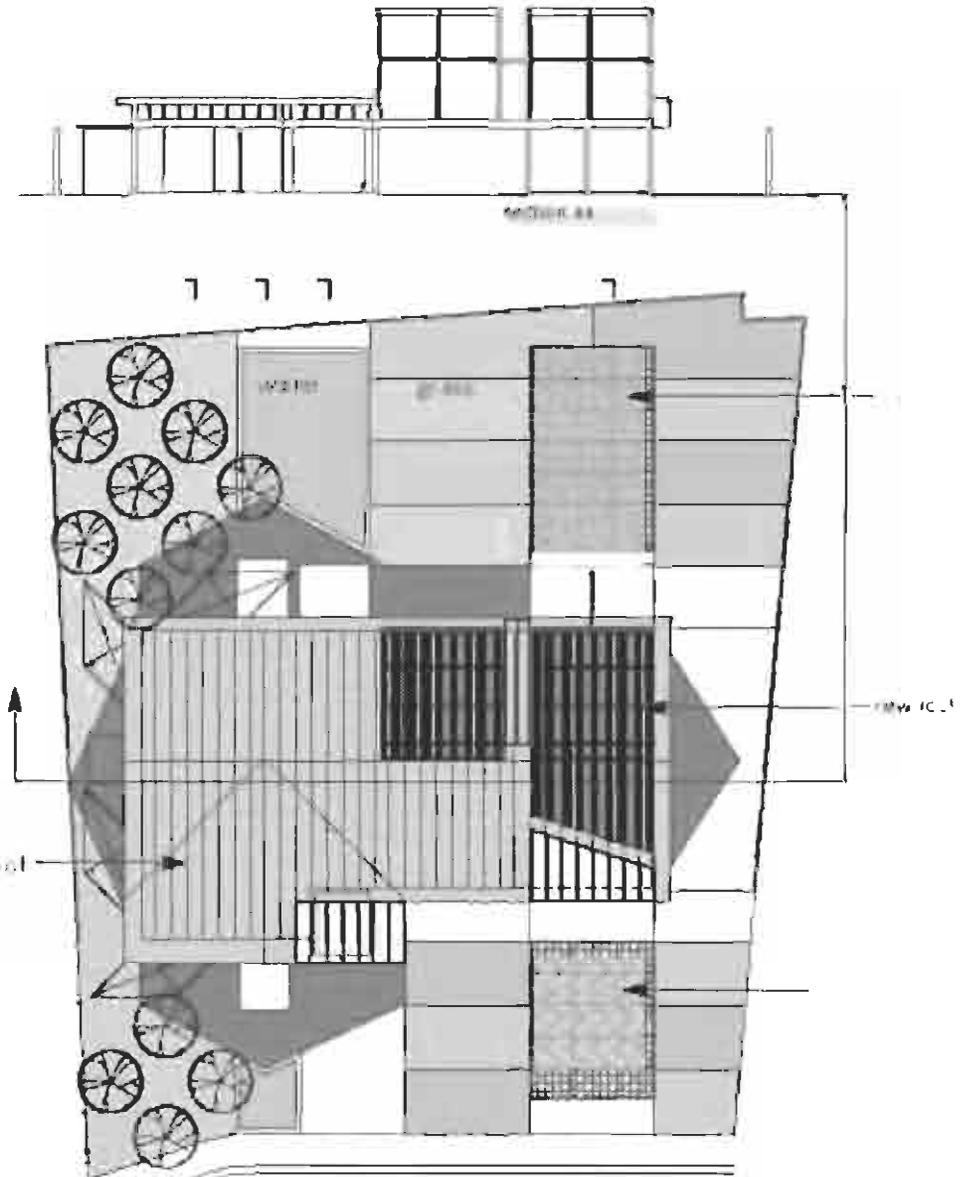


Photograph of model viewing exterior into open space

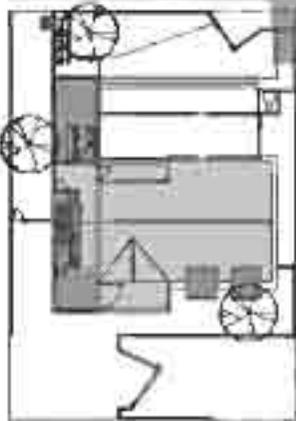
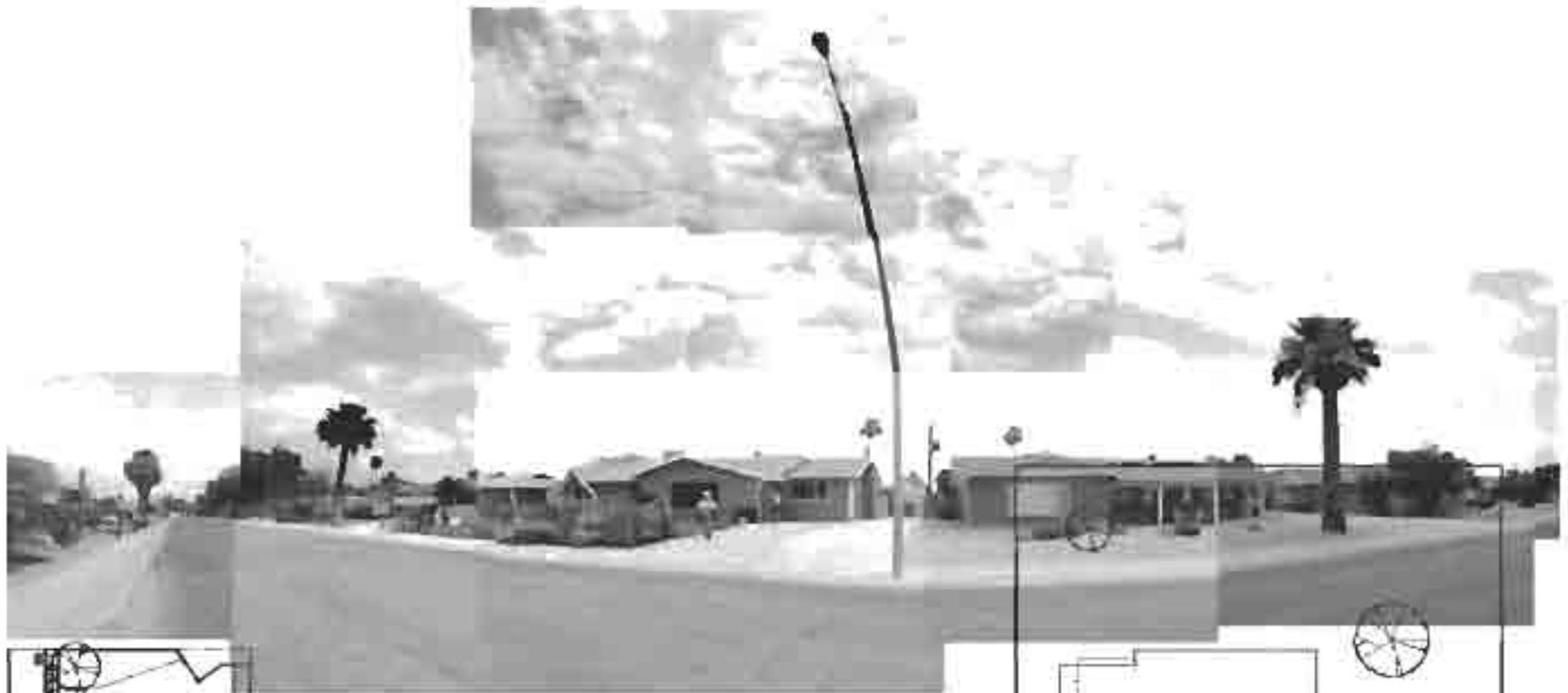




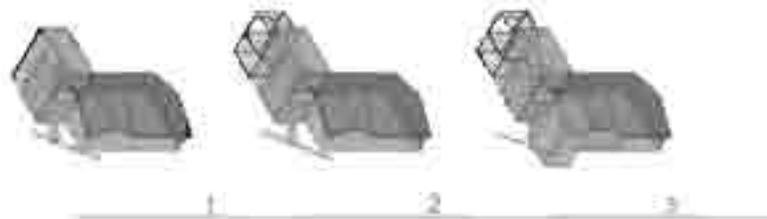
left: proposed plan level (top) and the new extension



right: proposed site plan



One diagram showing existing house in grey and extension in red



Two proposed additions in three phases



Three existing house plan

The house doubled the density of the single-family ranch house lot by adding an Extra-Family House on the space remaining in the side set back. Whereas the single-family ranch house orient its long side to the street, the Extra-Family House would orient its short side to the street. Where one engages the ground, the other would engage the sky. The single family house was constructed with the least expensive material of its time—masonry, and the Extra-Family House would be constructed with the least expensive material of its time, light-gage steel or wood. The Extra-Family House could be fixed or mobile, as its dimension would allow it to be transported on a flat bed truck.



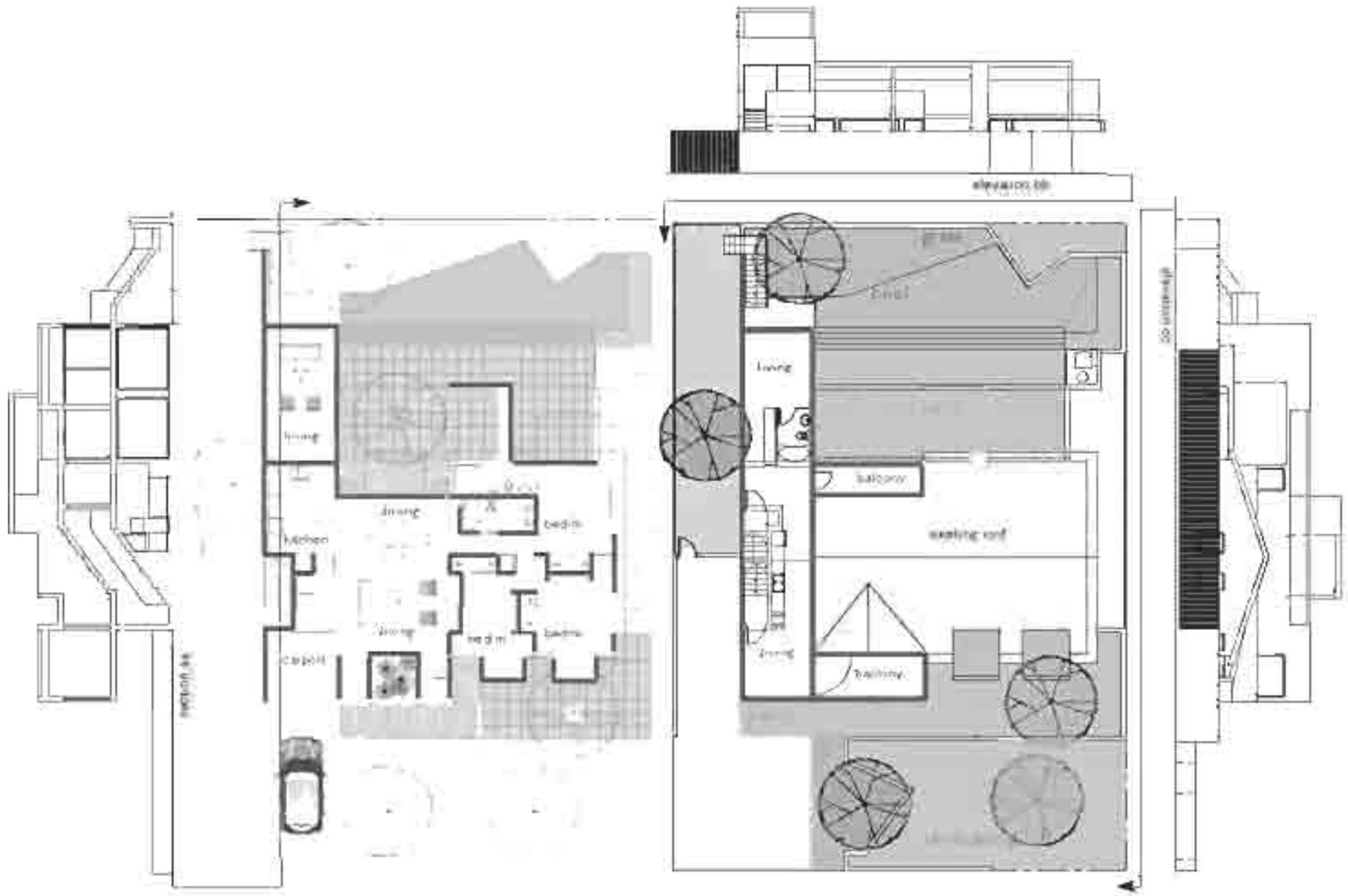


FIGURE 10-11 proposed first level plan: red line = changes and additions to plan

FIGURE 10-12 proposed second level plan: red line = changes and additions to plan

front yard with veranda

front courtyard

balcony overlooking street

and terrace (swimming structure)

existing roof structure

covered courtyard

balcony over pool

backyard swimming pool

3D model showing final phase - view from above looking south to north

ENTREPRENEUR HOUSES 2011





1041 - view of empty walkway, garden wall, balcony, front of extra family house - looking north to south



1042 - front of extra family house showing carport, living room, and roof terrace



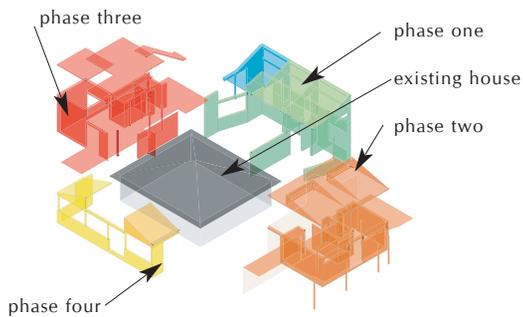
1043 - extra family house: stair, carport, roof terrace, balcony - looking west to east



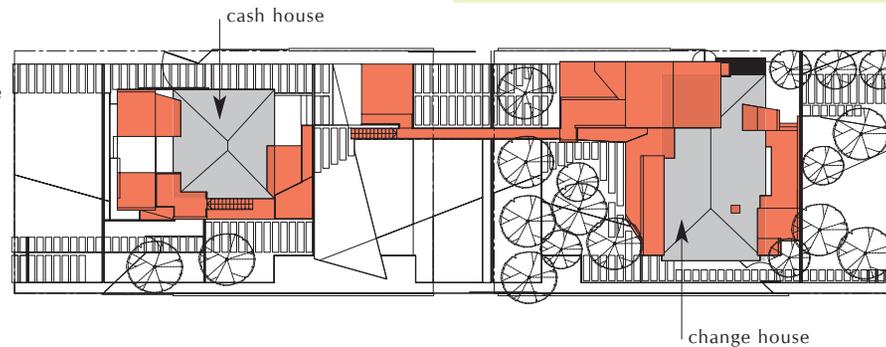
one backyard of cash house



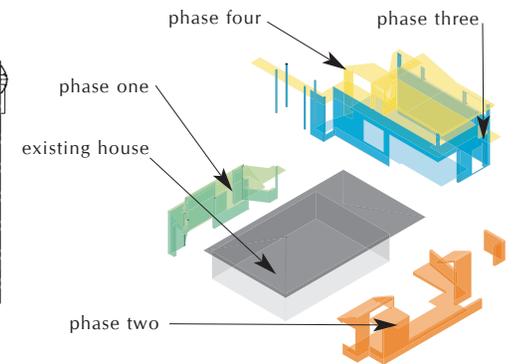
two backyard of change house



three axonometric diagram of cash house



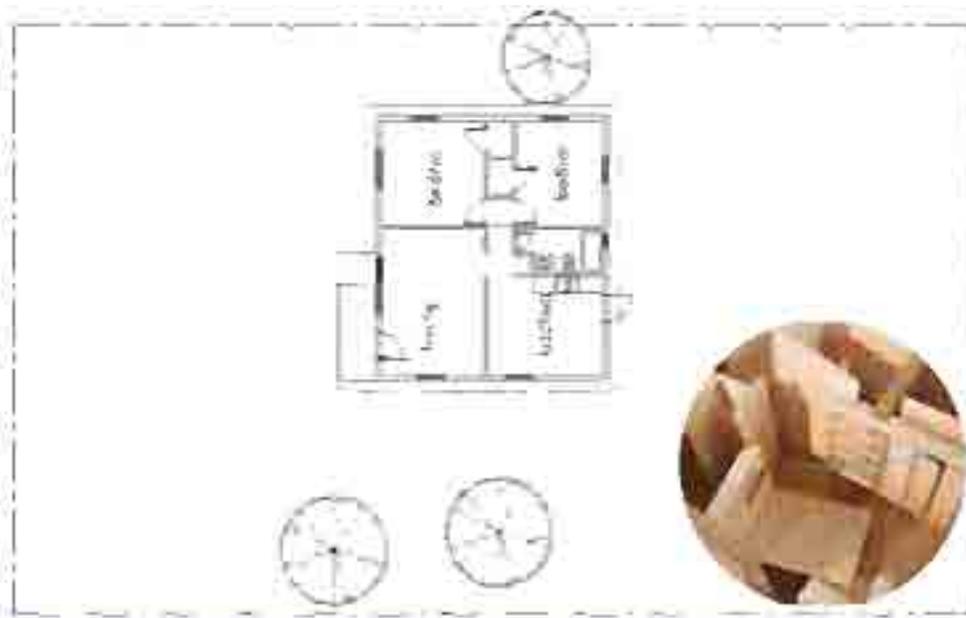
four diagram showing existing house in grey and extensions in red



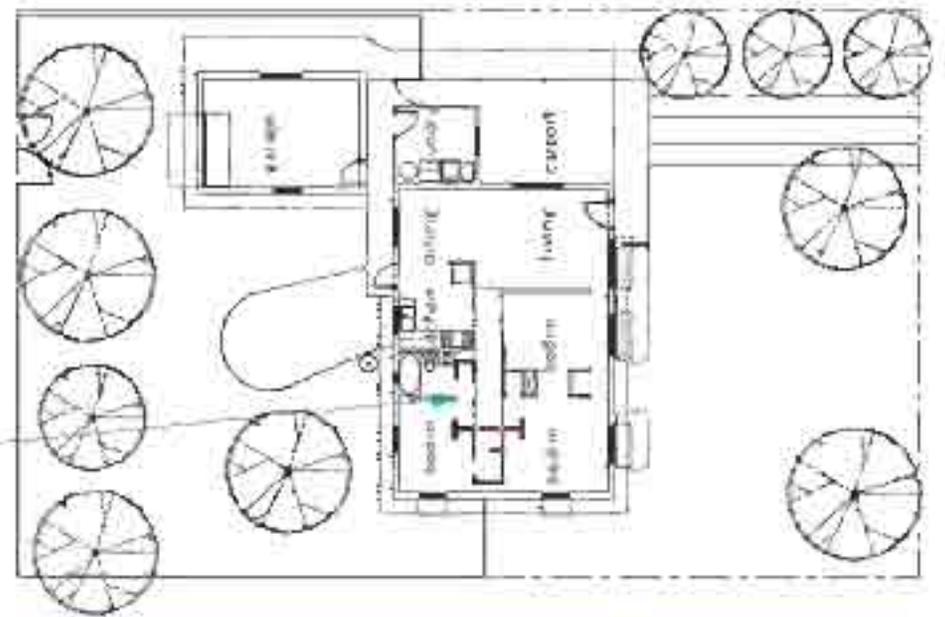
five axonometric diagram of change house

These houses are the epitome of "Every House Changes." A 940 sq...ft. A single woman with a large dog, very particular taste, no furniture, and very limited funds purchases house. First the Change House undergoes a process of Removal. Over a number of years the living situation of the home owner changes several times; a roommate moves in and out, a home office space is made, a boyfriend moves in and later becomes a husband, the dog dies, a mother comes for an extended stay, the adjoining property is purchased for an investment (Cash House), children arrive, the husband opens his own company, two new dogs arrive, etc. The Change and Cash House show the accommodation of each of these living situation changes.

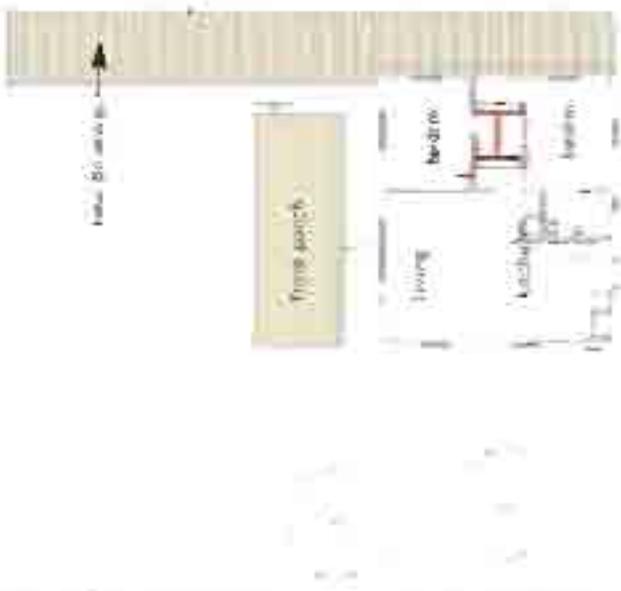
CHANGE AND CASH HOUSES



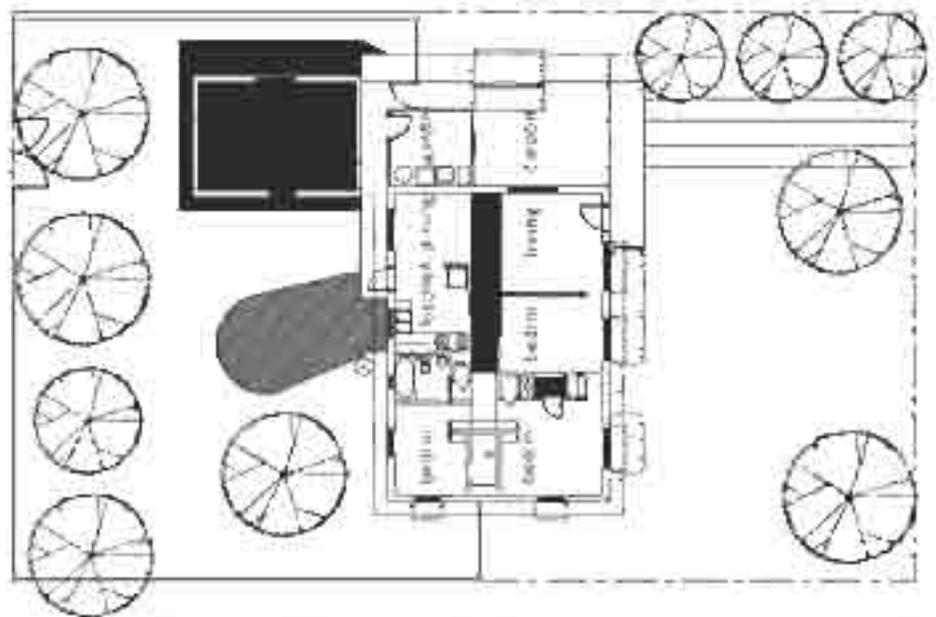
one change existing floor plan



one change removal of all interior finishes, wall pieces between each room



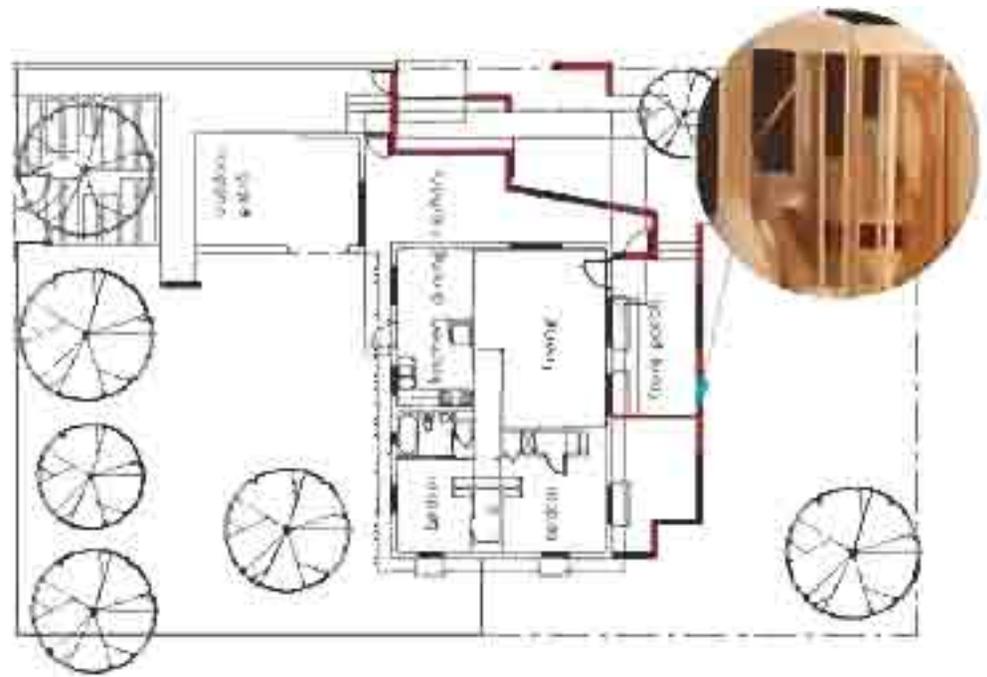
two changes new exterior cladding to wall, addition of front porch and arway



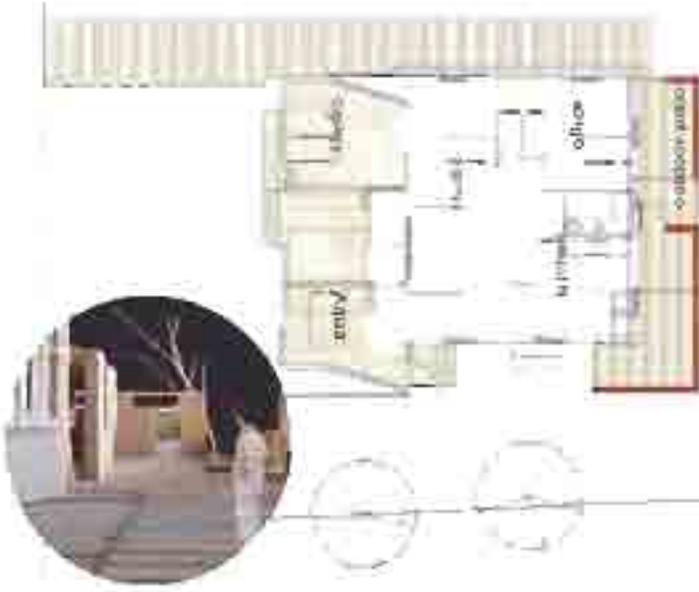
two changes removal of roof over garage, pergola, wall, ceiling over living/bedroom space



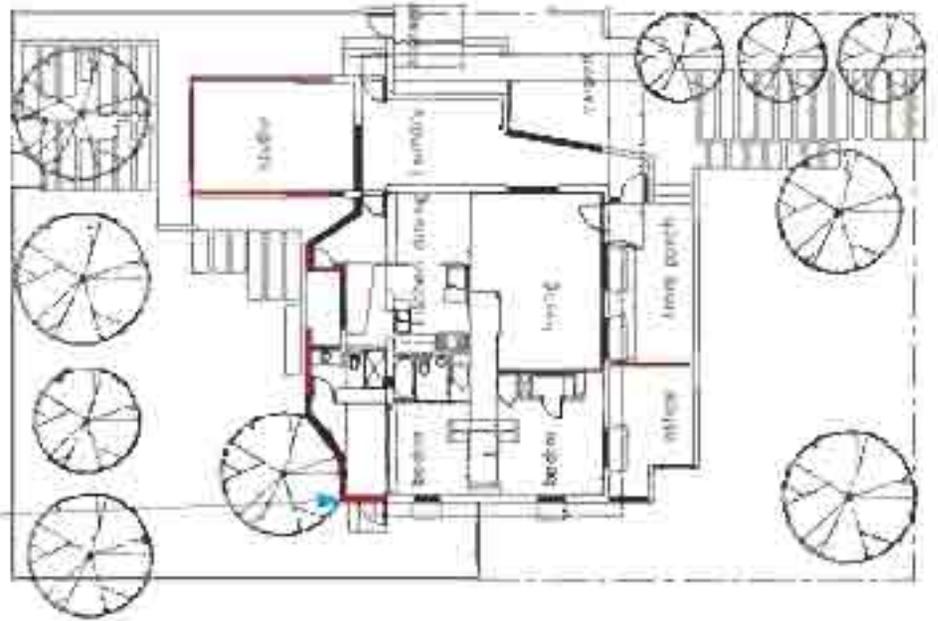
three: **change** addition of second studio/bedroom space



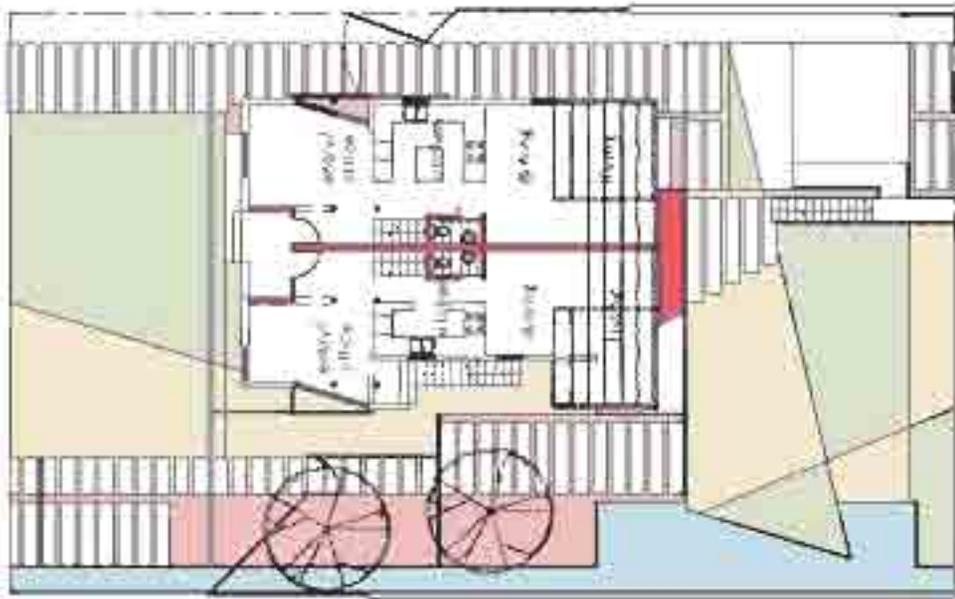
three: **change** construction of walls for kitchen/family room, front porch and backyard patio



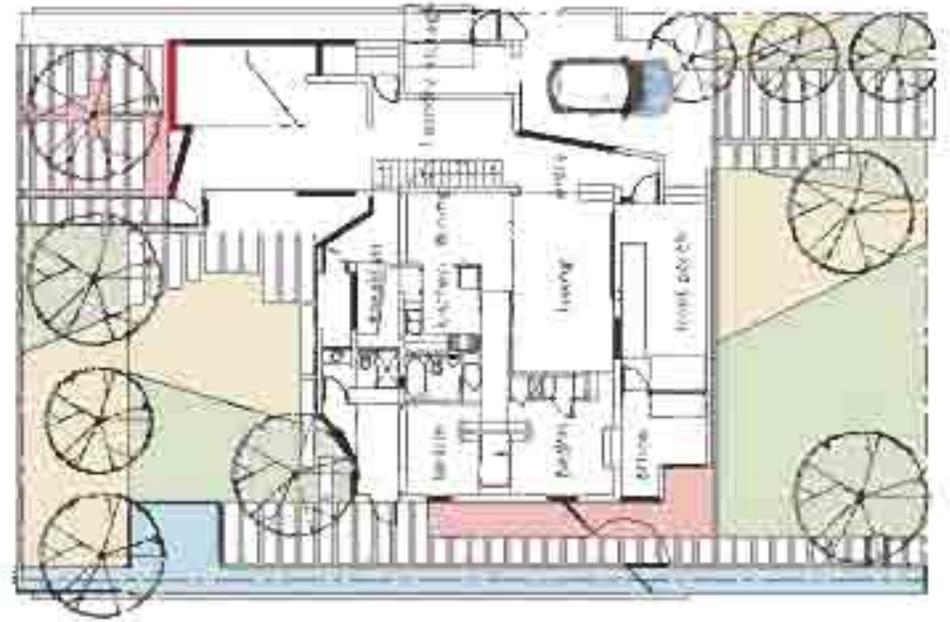
four: **change** addition of backyard porch which would become the kitchen expansion



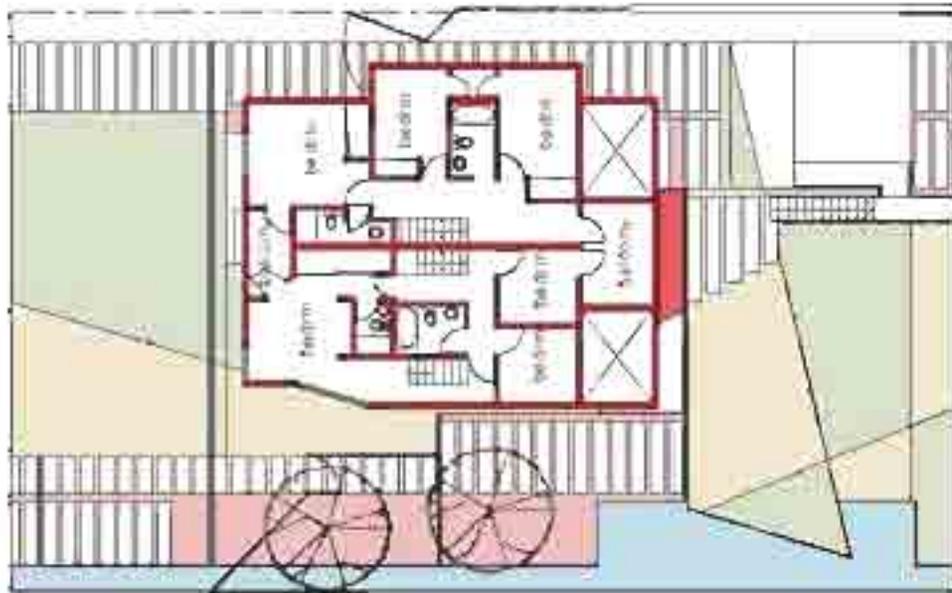
four: **change** addition of front porch, entry, new driveway, carport, terrace and back porch



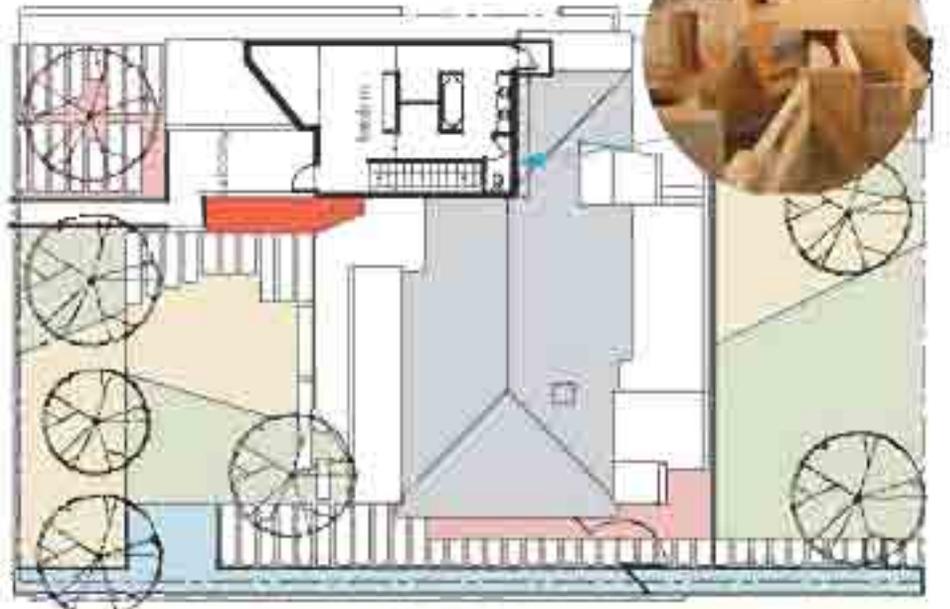
1116 - cash: aligning of cash house into the town house system



1117 - change: design room studio addition



1116 - cash: house second level 2nd bedroom



1117 - change: change house second level master bedroom



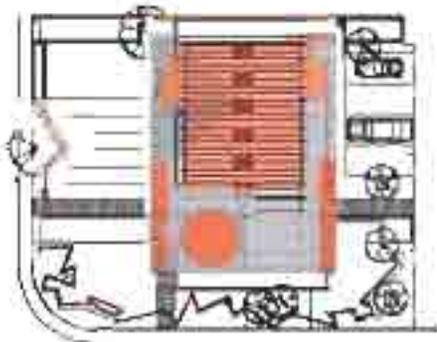
one cash house porch entry - looking west to east



two change house bedroom entry - looking west to east



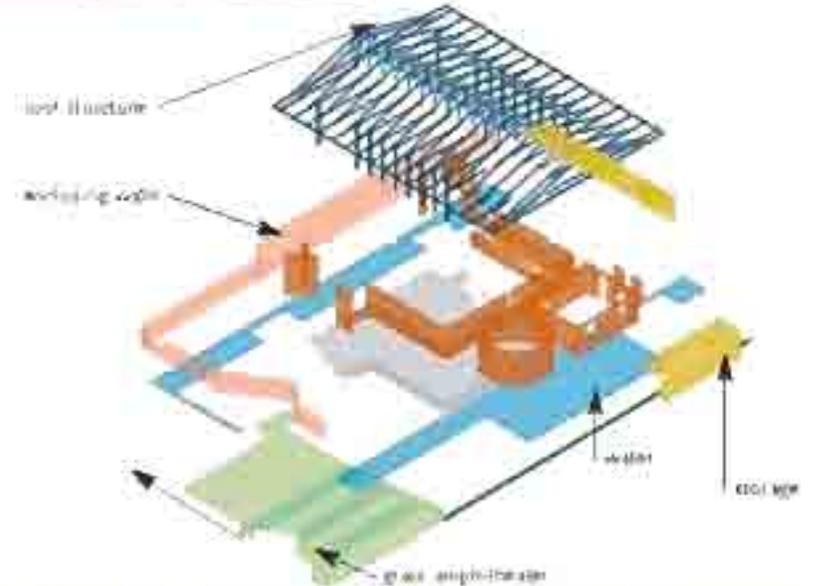
three change house front entry bench and planter - looking south to north



Site diagram showing existing house in grey and addition in red



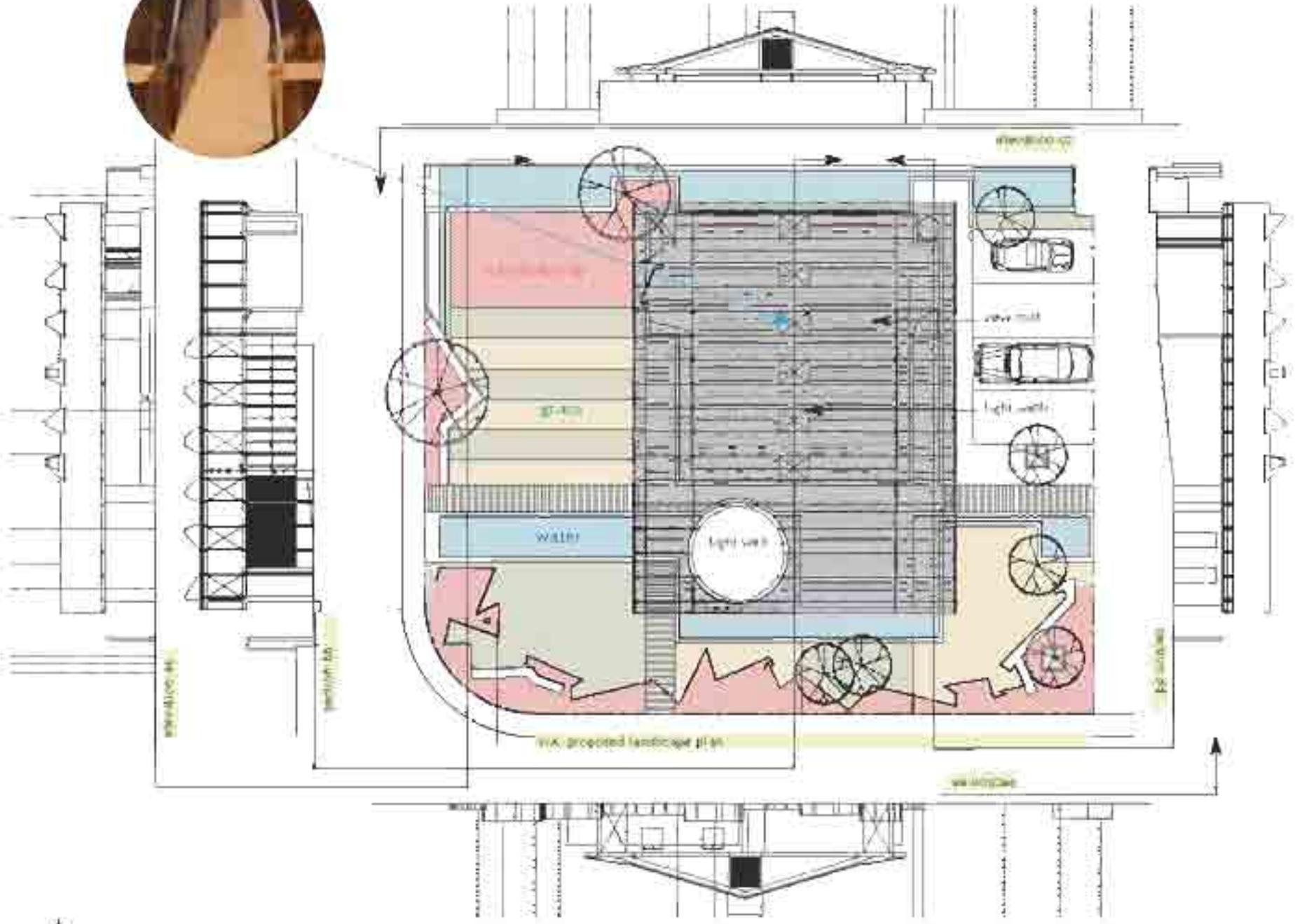
Photo community meeting

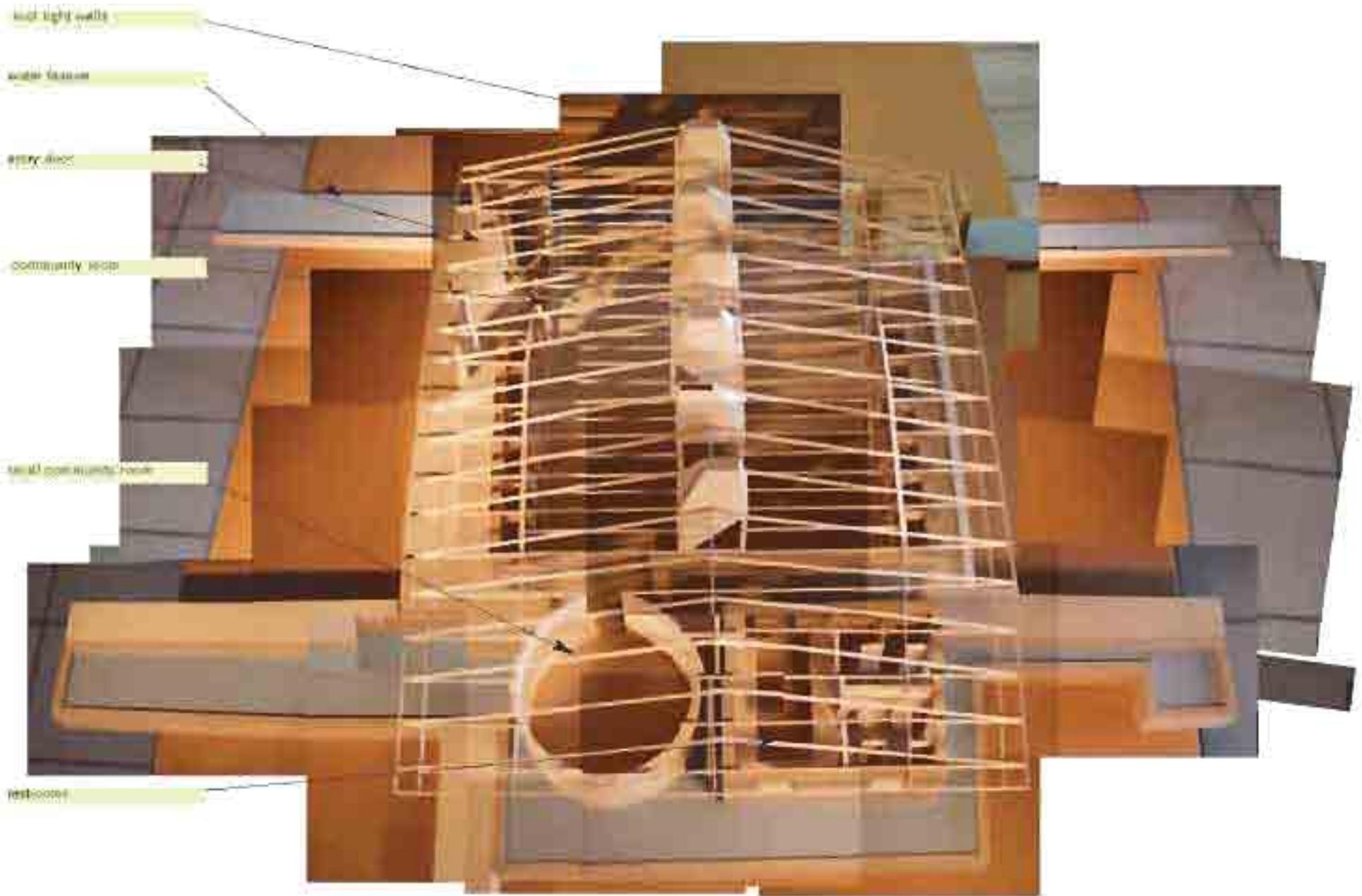


3D cutaway showing the visual element of the community house

The house would be purchased by the city and emptied to make a space for the community to gather in. This space would be used for social functions, celebrations, special events, education advancement, and recreation. It would be available to all residents of the community and could be maintained with a small increase to the property taxes. Located within the neighborhood the Community House promotes pedestrian traffic and would strengthen neighborhood identity. This Community House takes advantage of the "nose public" corner lot parking off the alley. An outdoor gathering space is slightly lowered from street level to separate it from the adjoining lot and make it safer for children playing. The interior gathering space is also lowered to allow for a higher ceiling height without raising the profile or enlarging the scale of the house.

COMMUNITY HOUSE





008 | community house model | view from above - looking north to south





front view of existing house - looking NW to SW



live roof light wells view from above - south to north



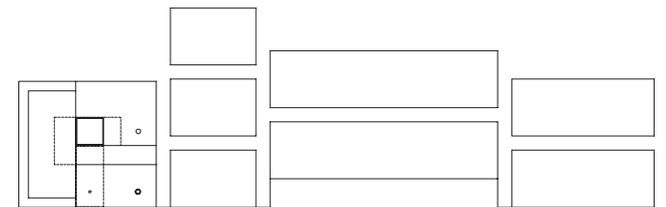
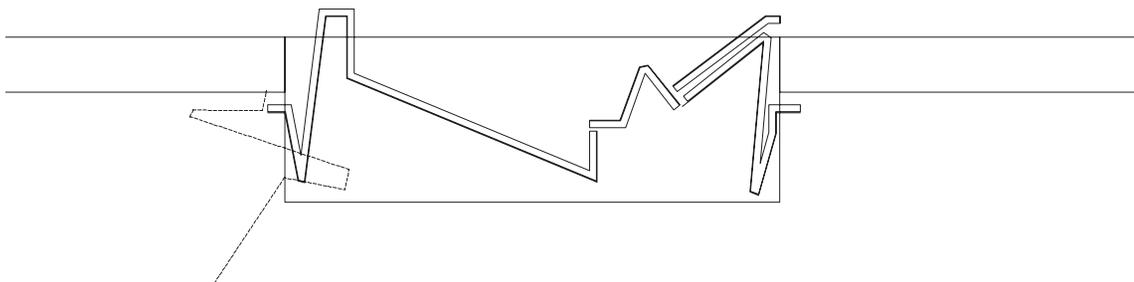
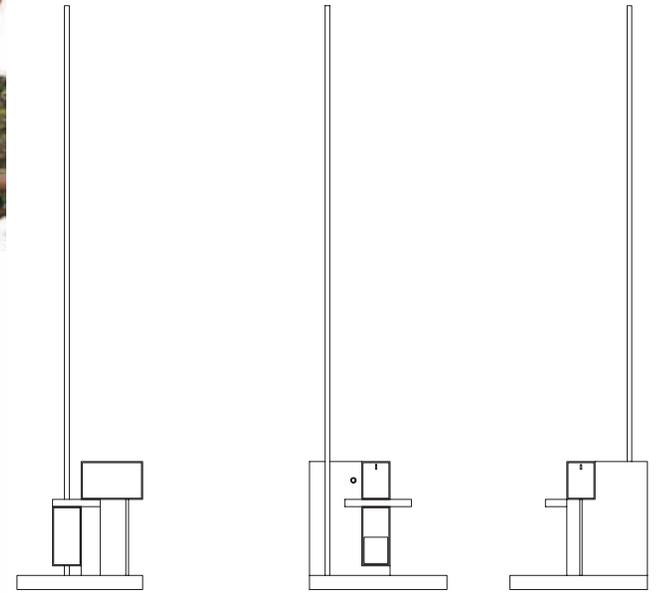
front - street elevation - looking south to south



side view entry - looking SW to NW

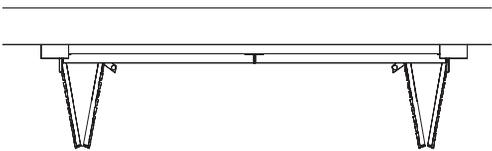
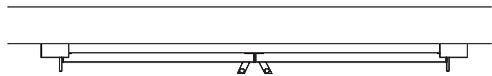
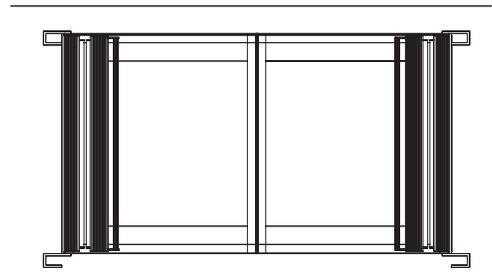
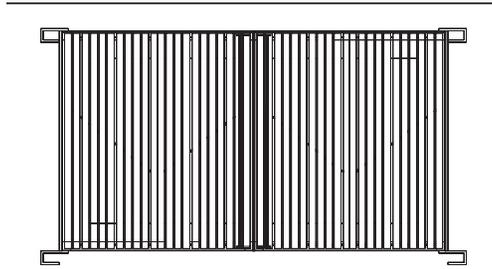


side view - entry from parking looking west to east



one plan and elevation of landscape wall and gate that opens 'large' for cars and trucks or 'small' for people

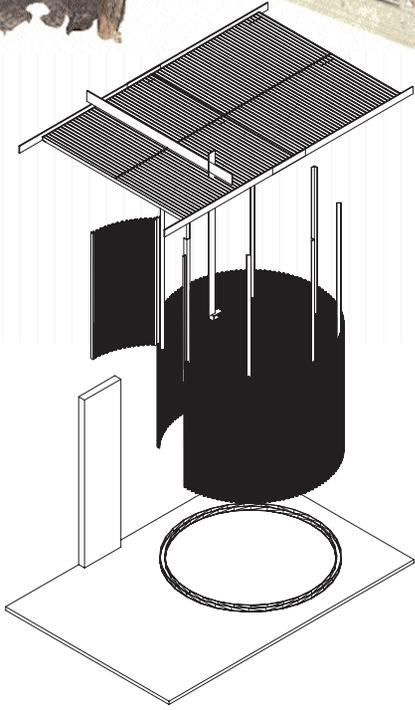
two plan and elevation of mailbox, flower planter, flagpole, garden light



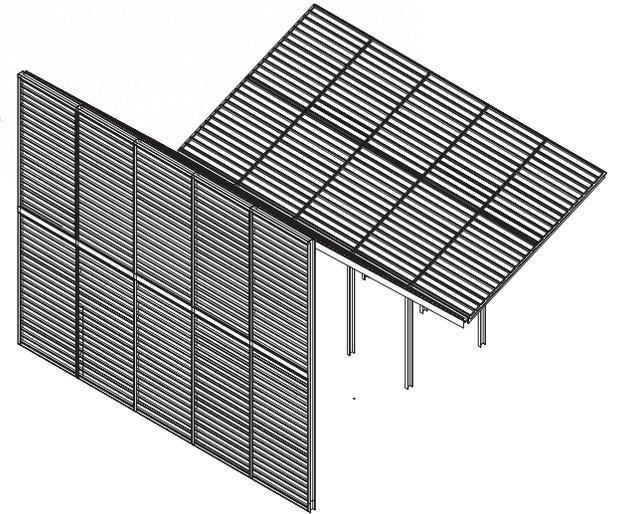
three plan and elevations of window screen to control light and heat gain



one front porch screen



two storage pavilion

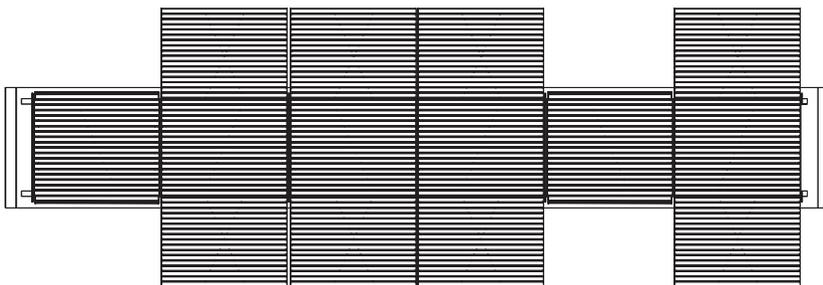


three pavilion or carport

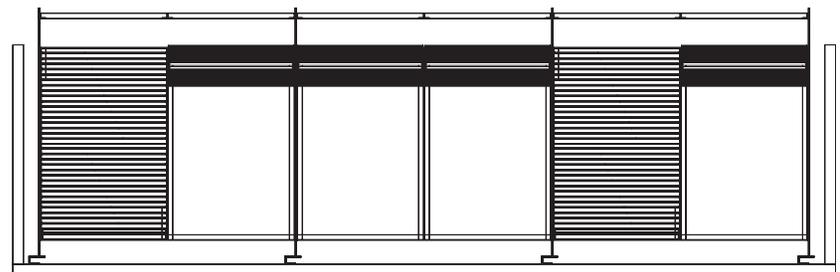
PARTS AND PIECES - porches and pavilions



four screen shown as a shading device for back of house



five plan showing vertical doors open



six elevation showing vertical doors open and closed



one concrete color samples



two window coverings, blinds and curtains



three carpets

This file includes some products that we would recommend for single-family ranch house Changes. In selecting these products we have considered the scale, materials, and design aesthetic of the existing single-family ranch house, as well as the Changes that are proposed in this document. The file does not represent a complete search of available products, but it is meant to assist the homeowner in the selection process that occurs when Changes are made to a house.

Products are selected from Home Depot, Loews, The Great Indoors, and Ikea

MATERIAL FILE



four bathroom fixtures



five lighting



six tables



seven chairs

eight sofas and storage